

BUILDING OPERATIONS IN QUEENSLAND - FOURTH QUARTER, AND YEAR, 1956.

Year 1956.

The year 1956 closed with the completion of 7,398 new dwellings in Queensland, which was nearly 1,000 less than in 1955 and only two-thirds of the number of completions in the peak year, 1952. Compared with 1955, completions were substantially down in all districts except the North and North-West, where the total of 1,065 was only 12 less than in 1955. Among constructing authorities all showed lower figures except government day-labour operations which completed 437 new houses, 114 more than in 1955.

Commencements, however, showed an upward turn, the year's total for new dwellings started being 8,036, compared with 7,761 in 1955. The improved total was particularly in evidence in the last two quarters of 1956, which recorded 2,283 and 2,192 commencements respectively, compared with 1,754 and 1,807 in the first two quarters. The increased figures for commencements, together with a rise to 2,801 in the number of new dwellings approved in the December quarter of 1956 compared with 2,205 in the corresponding quarter of 1955, suggests that the total number of dwellings completed each quarter should again rise during 1957 to well over 2,000, which is the minimum requirement of the State's expanding economy.

Following the higher numbers of commencements in 1956, the number of new dwellings under construction at the end of the year rose to 3,940 compared with 3,302 at 31st December, 1955. The increase was all in the metropolitan area where 1,960 dwellings under construction were over 20 per cent. more than the total a year earlier, and in the North and North-West, where the total of 870 was nearly double that at the end of 1955.

New dwellings completed during 1956 were valued at £18,048,000, bringing the total value of all new dwellings completed since the beginning of 1946 to £160,639,000. New buildings other than dwellings completed during 1956 were worth £13,417,000, bringing their total from 1946 to £55,610,000. At the end of 1956, there was also over £22m. worth of buildings other than dwellings still under construction, which was about twice as much as the total a year earlier.

Workers recorded in the building industry totalled 23,198 at the end of 1956, which was 658 more than at the end of 1955, and apart from a total of 23,755 at the end of September, 1956, was the highest total recorded since the war. Of the total, 3,547 were direct governmental employees, and 14,204 were employed by 2,120 private contractors. The remaining 3,327 were engaged by small contractors on repair and maintenance work and by owner-builders on a casual basis. These totals do not include painters, plumbers, electricians, &c. engaged on maintenance and alterations to existing buildings unless they happened to be working as sub-contractors to large builders, or maintenance performed by men not generally regarded as professional builders or employed by firms for work on their own premises. Census totals suggest these may account for perhaps another 8,000 men.

Dwellings - General Summary.

The following table summarises the progress of the building of dwellings in Queensland since the beginning of the year 1946. Further details are given in Tables 1 to 8 at the end of this bulletin.

Construction of Dwellings in Queensland - General Summary.

Period.	Approved.*	Commenced.	Completed.	Under Construction at End of Period.
1946 - Year	10,892	7,615	5,538	3,232
1947 - Year	12,349	9,838	9,316	3,754
1948 - Year	11,480	8,981	9,072	3,663
1949 - Year	11,655	9,778	9,207	4,234
1950 - Year	12,767	10,275	10,089	4,420
1951 - Year	14,200	11,993	10,937	5,476
1952 - Year	12,231	10,669	11,486	4,659
1953 - Year	11,279	8,788	9,950	3,497
1954 - Year	9,964	8,749	8,403	3,843
1955 - Year	9,007	7,761	8,302	3,302
1956 - Year	9,655	8,036	7,398	3,940
1955 - December Quarter	2,205	1,864	2,007	3,302
1956 - March Quarter ..	1,921	1,754	1,732	3,524
June Quarter ..	2,770	1,807	1,877	3,254
September Quarter	2,163	2,283	1,776	3,761
December Quarter	2,801	2,192	2,013	3,940

* Including all approvals issued by Local Authorities and work authorised by such governmental and semi-governmental authorities as are exempt from municipal approvals.

Dwellings - Constructing Authorities (see Table 1).

Of the 2,192 dwellings commenced in the December quarter of 1956, government day-labour accounted for 151 (or 6.9 per cent.), other government sponsorship for 425 (or 19.4 per cent.), other private contractors for 1,220 (or 55.6 per cent.), and owner-builders for 396 (or 18.1 per cent.). The total number of dwellings commenced was 91 less than in the previous quarter, but, except for that quarter, was the highest number of commencements since September quarter of 1954. The metropolitan area with 1,161 commencements recorded its highest figure since March quarter of 1954.

Dwellings completed in the final quarter of 1956 numbered 2,013, which was 237 more than in the third quarter of the year, and practically the same total as in the final quarter of 1955.

The number of dwellings under construction rose from 3,761 at the end of September to 3,940 at the end December, and the latter figure was 638 more than the total under construction at the end of 1955. The rise was chiefly in unsponsored private contractors' work. In the districts the greatest increase was in the North and North-West, due to mining development, and in the metropolitan area where a large group of government houses was in course of erection.

Types of Dwellings (see Tables 3 and 6).

Dwellings completed during December quarter, 1956, included 1,945 individual houses, 51 flats, and 17 dwelling units incorporated in other new buildings. The individual houses completed in various materials were brick, concrete, &c., 147; timber, 1,400; fibro-cement, 383; and various other wall materials, 15. While during the last two years, total dwellings completed have been fewer than in the first ten post-war years, the numbers of flats and dwellings in other premises completed have increased. In 1956, 7,398 dwellings were completed compared with an average of 9,230 during the ten years 1946 to 1955, but flats increased to 189, compared with an average of 83 for that ten years, and dwellings in other premises were 57 compared with an average of 39. It is still apparent, however, that the great majority of dwellings constructed in Queensland are individual houses.

Cost of Building (see Tables 7 and 8).

The average values of houses in the December quarter, 1956, according to private builders' returns of completions, were brick, &c., £3,809; timber, £2,649; and fibro-cement, £2,533. Brick, &c. houses approved were much larger than those in other materials, their average floor area being 1,267 square feet, compared with 1,073 square feet for timber and 941 square feet for fibro-cement dwellings. The brick and concrete average in the recent quarter was, however, about 100 square feet smaller than the usual average which had prevailed for the previous four years. The average estimated values for approvals per 100 square feet were £254 for brick, &c., £230 for timber, and £207 for fibro-cement. Compared with the corresponding figures for the year 1946, the averages had risen as follows:- brick, concrete, &c., 142 per cent.; timber, 215 per cent.; fibro-cement, 196 per cent.

Value of Building Work Done (see Table 4).

The estimated value of all new buildings completed during the December quarter, 1956, was £8,406,000, compared with £8,552,000 for the preceding quarter and a quarterly average of £7,866,000 for the whole year 1956. New dwellings completed were worth £5,079,000, and other new buildings £3,327,000.

Of the new dwellings completed during the December quarter, valued at £5,078,700, the work of private contractors accounted for £3,971,700, while owner-builders completed houses worth £772,900. Government day-labour was responsible for the completion of houses to the value of £334,100.

New buildings other than dwellings valued at £424,200 were completed during the quarter by government day-labour, while private contractors' completions were valued at £2,903,200.

In addition to new work, the building industry completed alterations and maintenance work estimated to be worth £1,872,100 during the quarter. The foregoing figure includes an estimate of £590,000 for the work of small contractors engaged only in alterations and maintenance from whom returns are collected annually only, at the end of each June.

Employment in the Building Trade (see Table 5).

Private builders had 16,324 men working for them on 19th December, 1956, including the contractors themselves, and sub-contractors and their employees. Government constructing authorities had 3,547 employees. It was estimated that 3,327 tradesmen were employed by small contractors engaged in repair work, &c., including such contractors themselves, and by persons who were building their own homes themselves. The total number engaged in building at the end of December, 1956, thus totalled 23,198. The total was 557 less than it was three months earlier, but otherwise was the greatest number recorded since the end of the war.

Tradesmen at Work in Building.

The numbers of tradesmen of each kind working for private builders who made returns and for government constructing authorities are available quarterly, and those employed by small contractors engaged only on maintenance and alteration work are recorded once a year (at the end of June) and estimates have been inserted for them as well as for tradesmen employed by persons building their own homes.

Workers Engaged in Building, Queensland, 19th December, 1956.

Types of Tradesmen.	Private Builders.	Government Authorities.	Small Contractors.	Directly Employed by Home Builders.	Total.
Carpenters	7,757	1,489	784	625	10,655
Bricklayers	927	59	82	-	1,068
Painters	1,133	468	477	-	2,078
Electricians	768	137	110	70	1,085
Plumbers	1,121	286	807	130	2,344
Builders' Labourers ..	2,733	620	238	-	3,591
Other (incl. Clerical)	1,885	488	4	-	2,377
<u>Total</u>	16,324	3,547	2,502	825	23,198

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8th April, 1957.

Table 1 - Construction of Dwellings According to Constructing Authorities.^a

Period.	Government.		Other Professional.	Owner-Builders.	Total.
	Constructed.	Sponsored.			
Dwellings Commenced.					
Ten Years, 1946 to 1955	3,141	17,562	47,824	25,920	94,447
1955 - March Quarter ..	94	431	941	371	1,837
June Quarter ..	136	395	1,059	435	2,025
September Quarter	96	397	1,095	447	2,035
December Quarter	57	413	950	444	1,864
Year ..	383	1,636	4,045	1,697	7,761
1956 - March Quarter ..	124	392	839	399	1,754
June Quarter ..	123	413	857	414	1,807
September Quarter	109	542	1,256	376	2,283
December Quarter	151	425	1,220	396	2,192
Year ..	507	1,772	4,172	1,585	8,036
Total, 1946 to date ..	3,648	19,334	51,996	27,505	102,483
Dwellings Completed.					
Ten Years, 1946 to 1955	2,994	16,840	47,827	24,639	92,300
1955 - March Quarter ..	62	498	1,123	376	2,059
June Quarter ..	114	786	838	454	2,192
September Quarter	66	336	1,245	397	2,044
December Quarter	81	396	1,133	397	2,007
Year ..	323	2,016	4,339	1,624	8,302
1956 - March Quarter ..	79	313	943	397	1,732
June Quarter ..	152	679	647	399	1,877
September Quarter	70	300	1,026	380	1,776
December Quarter	136	495	998	384	2,013
Year ..	437	1,787	3,614	1,560	7,398
Total, 1946 to date ..	3,431	18,627	51,441	26,199	99,698
Dwellings Under Construction.					
1945 - 31st December ..	87	223	645	200	1,155
1955 - 31st March ..	206	1,258	754	1,403	3,621
30th June ..	228	867	975	1,384	3,454
30th September ..	258	928	825	1,434	3,445
31st December ..	234	945	642	1,481	3,302
1956 - 31st March ..	279	1,024	538	1,483	3,324
30th June ..	250	758	748	1,498	3,254
30th September ..	289	1,000	978	1,494	3,761
31st December ..	304	930	1,200	1,506	3,940

^a "Government Constructed" includes dwellings built directly by day-labour by all governmental authorities, while "Government Sponsored" includes operations of all such authorities by contract, or by financial assistance with supervision of construction. "Other Professional" includes the balance of the work done by regular builders who submit returns, while "Owner-Builders" includes persons who made their own building arrangements without engaging a building contractor.

Table 2 - Construction of Dwellings According to Districts.

Period.	Metro-politan.	Rest of South-East.	Toowoomba and South-West.	Central and Mackay.	North and North-West.	Whole State.
Dwellings Commenced.						
<u>Ten Years</u> , 1946 to 1955	44,554	21,904	9,589	7,821	10,579	94,447
<u>1955</u> - March Quarter ..	736	460	205	171	265	1,837
June Quarter ..	870	487	245	164	259	2,025
September Quarter	863	478	255	186	253	2,035
December Quarter	743	458	194	175	294	1,864
Year ..	3,212	1,883	899	696	1,071	7,761
<u>1956</u> - March Quarter ..	741	446	181	176	210	1,754
June Quarter ..	766	420	197	150	274	1,807
September Quarter	793	445	221	150	674	2,283
December Quarter	1,161	394	205	124	308	2,192
Year ..	3,461	1,705	804	600	1,466	8,036
<u>Total</u> , 1946 to date ..	48,015	23,609	10,393	8,421	12,045	102,483
Dwellings Completed.						
<u>Ten Years</u> , 1946 to 1955	43,649	21,443	9,309	7,708	10,191	92,300
<u>1955</u> - March Quarter ..	919	453	253	171	283	2,059
June Quarter ..	1,009	499	197	181	306	2,192
September Quarter	875	494	240	178	257	2,044
December Quarter	911	481	214	170	231	2,007
Year ..	3,714	1,907	904	700	1,077	8,302
<u>1956</u> - March Quarter ..	712	427	207	166	220	1,732
June Quarter ..	839	439	195	172	232	1,877
September Quarter	706	412	223	160	275	1,776
December Quarter	845	447	225	158	338	2,013
Year ..	3,102	1,725	850	656	1,065	7,398
<u>Total</u> , 1946 to date ..	46,751	23,168	10,159	8,364	11,256	99,698
Dwellings Under Construction.						
<u>1945</u> - 31st December ..	696	246	66	66	81	1,155
<u>1955</u> - 31st March ..	1,920	758	303	183	457	3,621
30th June ..	1,781	746	351	166	410	3,454
30th September ..	1,769	730	366	174	406	3,445
31st December ..	1,601	707	346	179	469	3,302
<u>1956</u> - 31st March ..	1,630	726	320	189	459	3,324
30th June ..	1,557	707	322	167	501	3,254
30th September ..	1,644	740	320	157	900	3,761
31st December ..	1,960	687	300	123	870	3,940

Table 3 - Construction of New Dwellings According to Type.

Period.	Imported Pre- fabricated Houses.	Other Houses.				Other Dwellings.		Total.
		Brick, Concrete, &c.	Wood.	Fibro- Cement.	Other.	Flats.	In Other New Buildings.	
Dwellings Completed.								
10 Years, 1946-1955	2,710	8,743	62,899	14,988	1,736	831	393	92,300
1955 - March Quarter	161	193	1,327	294	23	43	18	2,059
June Quarter	87	221	1,417	347	21	79	20	2,192
Sept. Quarter	-	206	1,472	287	16	44	19	2,044
Dec. Quarter	-	169	1,391	347	16	62	22	2,007
Year ..	248	789	5,607	1,275	76	228	79	8,302
1956 - March Quarter	-	124	1,199	313	32	54	10	1,732
June Quarter	1	154	1,328	316	25	40	13	1,877
Sept. Quarter	-	136	1,257	302	20	44	17	1,776
Dec. Quarter	-	147	1,400	383	15	51	17	2,013
Year ..	1	561	5,184	1,314	92	189	57	7,398
Total, 1946 to date	2,711	9,304	68,083	16,302	1,828	1,020	450	99,698
Dwellings Under Construction.								
At 31st Dec., 1956	-	802	2,042	894	51	118	33	3,940

Table 4 - Value of All Building Work Completed.

Period.	New Dwellings.	Other New Buildings.	Alterations and Maintenance.	Total.
10 Years, 1946-1955 ..	£ 142,591,000	£ 42,193,000	£ 44,070,000	£ 228,854,000
1955 - March Quarter ..	4,537,000	2,082,000	1,421,000	8,040,000
June Quarter ..	5,067,000	3,305,000	1,595,000	9,967,000
September Quarter	4,680,000	2,733,000	1,509,000	8,922,000
December Quarter	4,674,000	3,924,000	1,692,000	10,290,000
Year ..	18,958,000	12,044,000	6,217,000	37,219,000
1956 - March Quarter ..	4,004,000	2,498,000	1,492,000	7,994,000
June Quarter ..	4,566,000	3,439,000	1,692,000	9,697,000
September Quarter	4,399,000	4,153,000	1,708,000s	10,260,000s
December Quarter	5,079,000	3,327,000	1,872,000s	10,278,000s
Year ..	18,048,000	13,417,000	6,764,000s	38,229,000s
Total, 1946 to date ..	160,639,000	55,610,000	50,834,000s	267,083,000s

s Subject to revision.

Table 5 - Workers in the Building Industry.^a

Date.	Private Contractors.	Contractors' Employees and Sub- contractors.	Government Employees.	Others. ^b	Total.
14th December, 1955 ..	2,286	12,565	4,257	3,432	22,540
29th March, 1956 ..	2,229	12,714	4,279	3,432	22,654
29th June, 1956 ..	2,185	13,141	4,101	3,327	22,754
28th September, 1956 ..	2,140	14,459	3,829	3,327	23,755
19th December, 1956 ..	2,120	14,204	3,547	3,327	23,198

^a Excluding all work on new buildings performed by house-owners themselves and a large but unknown amount of painting, rough carpentry, and other maintenance work performed by men not generally regarded as professional builders, and painting and maintenance work done by the owners of the buildings themselves.

^b Small contractors engaged only on alterations and maintenance and their employees and employees of owner-builders: partly estimated.

Table 6 - Proportion of Brick, Wood, and Fibro-Cement Houses.

Period.	Local Authority Approvals. ^b			All Completions. ^b		
	Brick. ^a	Wood.	Fibro.	Brick. ^a	Wood.	Fibro.
	%	%	%	%	%	%
1946 - Year	9.8	57.2	33.0	7.4	59.8	32.8
1947 - Year	13.1	60.2	26.7	9.5	62.7	27.8
1948 - Year	14.2	67.1	18.7	12.8	66.1	21.1
1949 - Year	10.9	75.5	13.6	11.7	74.6	13.7
1950 - Year	10.7	77.8	11.5	10.7	78.4	10.9
1951 - Year	9.5	77.3	13.2	8.8	79.3	11.9
1952 - Year	7.2	73.0	19.8	9.0	77.4	13.6
1953 - Year	5.4	74.2	20.4	10.3	73.6	16.1
1954 - Year	6.7	71.4	21.9	9.5	73.9	16.6
1955 - Year	7.4	70.6	22.0	10.3	73.1	16.6
1956 - Year	7.7	66.5	25.8	8.0	73.4	18.6
1956 - Sept. Quarter	8.4	67.1	24.5	8.0	74.2	17.8
Dec. Quarter	7.3	66.4	26.3	7.6	72.5	19.9

a Including brick-veneer, stone, and concrete.

b Excluding imported prefabricated houses and houses of miscellaneous materials.

Table 7 - Average Value of Private Houses.

Period.	Estimated Value Shown on Local Authority Approvals.			Value Shown on Private Builders' Returns of Completions.		
	Brick. ^a	Wood. ^b	Fibro. ^b	Brick. ^a	Wood. ^b	Fibro. ^b
	£	£	£	£	£	£
1946 - Year	1,167	753	627	1,243	840	757
1947 - Year	1,348	881	808	1,421	931	871
1948 - Year	1,531	1,020	905	1,713	1,066	966
1949 - Year	1,882	1,192	1,075	1,985	1,229	1,096
1950 - Year	2,061	1,351	1,171	2,287	1,395	1,222
1951 - Year	2,277	1,641	1,381	2,776	1,723	1,485
1952 - Year	2,530	1,759	1,394	3,166	1,908	1,582
1953 - Year	2,960	1,868	1,444	2,929	1,972	1,588
1954 - Year	3,302	2,048	1,554	3,135	2,166	1,671
1955 - Year	3,378	2,264	1,669	3,128	2,431	1,840
1956 - Year	3,470	2,449	1,774	3,919	2,562	2,174
1956 - Sept. Quarter	3,489	2,479	1,732	4,317	2,547	2,283
Dec. Quarter	3,215	2,466	1,949	3,809	2,649	2,533

a Including brick-veneer, stone, and concrete.

b Excluding imported prefabricated houses.

Table 8 - Average Floor Area and Value per Square Shown on Approvals.

Period.	Average Floor Area per Dwelling.			Average Value per 100 Square Feet. ^c		
	Brick. ^a	Wood. ^b	Fibro. ^b	Brick. ^a	Wood. ^b	Fibro. ^b
	Sq. Ft.	Sq. Ft.	Sq. Ft.	£	£	£
1946 - Year	1,115	1,029	890	105	73	70
1947 - Year	1,130	1,026	967	119	86	84
1948 - Year	1,125	1,019	961	136	100	94
1949 - Year	1,185	1,024	980	159	116	110
1950 - Year	1,178	1,012	976	175	134	120
1951 - Year	1,163	1,023	938	196	160	147
1952 - Year	1,190	990	889	213	178	157
1953 - Year	1,322	997	872	224	187	165
1954 - Year	1,392	1,042	893	237	197	174
1955 - Year	1,322	1,050	908	255	216	184
1956 - Year	1,346	1,083	922	258	226	192
1956 - Sept. Quarter	1,362	1,097	923	256	226	188
Dec. Quarter	1,267	1,073	941	254	230	207

a Including brick-veneer, stone, and concrete. b Excluding imported prefabricated houses.

c These average values are based on estimates generally made as soon as or before plans were finalised, and include a large proportion of houses to be built by owner-builders, as well as building contractors' jobs, in all parts of the State.